

April 30, 2013

To: Rick Scott
Special Assessment Unit
Office of the Los Angeles City Clerk

From: Estela Lopez
Executive Director
Central City East Association

Subject: Downtown Industrial District First Quarter Report
January 1 to March 31, 2013

As required under Agreement #C-106409 with the City of Los Angeles, I am submitting our 2013 First Quarter Report summarizing key activities of the Downtown Industrial District BID.

PUBLIC SAFETY

- BID Staff continues to attend Community Police Advisory Board meetings, LAPD Basic Car meetings, LAPD Crime Control meetings, as well as monthly meetings for pertinent community groups and government agencies.
- Managing Director Whaley and Operations Supervisor Camarillo attended the Downtown Neighborhood Council (DLANC) meeting on January 15. This was a public outreach meeting addressing the recent Tuberculosis outbreak on Skid Row.
- The BID's public safety team continued to serve the community in a variety of ways. Here are examples:
 - On January 3, Industrial BID officers received critical information from LAPD on a suspect wanted for several incidents involving grand theft.

The suspect frequented the Skid Row area and our officers were asked to be on the lookout. That same day, the BID's Deputy Director of Operations observed an individual riding a bike in the District who closely resembled the wanted suspect. The suspect left the location where he was being observed and rode his bicycle northbound. BID officers followed the suspect and kept him under observation. The suspect entered a building on San Pedro St. and BID officers surrounded the location. LAPD Officers responded and took the suspect into custody without incident. The suspect was positively identified and admitted to the crimes. The suspect was eventually arrested for Grand Theft Person.

- March 18 Industrial District BID Officers worked as a team with Public Safety Officers from another BID in order to help fight crime across District boundaries. Industrial District BID officers were on routine bicycle patrol when they noticed a large amount of shattered glass in the roadway at 5th and Stanford. Officers also observed a gray Lincoln Navigator with fresh traffic damage. The driver of the Navigator said a red Honda was traveling northbound and failed to stop at the stop sign, causing her to hit the Honda. The suspect in the Honda continued through the intersection and struck a second vehicle, then continued northbound out of Industrial District BID boundaries. Officers put out an information broadcast of the vehicle description. A few minutes later, an Arts District BID officer on routine patrol near 4th St. Bridge and Santa Fe Ave. observed a red Honda travelling at a high rate of speed. The Arts BID Officer followed the vehicle and found it unattended just east of the 4th St. Bridge. The victim of the hit and run arrived at the scene and positively identified the red Honda as the vehicle involved in the traffic accident. LAPD responded to the location and impounded the car.
- BID staff continued to document streetlight outages throughout the District. Lack of safe lighting continues to be a common concern among the stakeholders. The darkness creates public safety risks for employers and employees of the district,

as well as LAPD and BID officers. BID continues to make it a priority to alert the necessary City departments when lights are out or need increased wattage by providing a detailed list of the outages to both the Bureau of Street Lighting and the LADWP on a monthly basis. BID staff continually encourage property/business owners to participate in the LADWP's Outdoor Area Lighting program (OAL).

- Staff continued to utilize the BID computerized mapping system to effectively visualize critical public safety information on the district's map, on which hazardous incident trends are identified, and potential problems are mitigated at the earliest possible stage, all of which provides a cleaner and safer environment, thus improving business in the district.
- BID public safety officers handled 7,167 calls for service/responses, and provided 720 extra patrols. Some of the calls for service/responses include drug activity, drinking in public, fights, loitering, illegal dumping, and trespassing. Extra patrols involve increased patrol in areas of the District considered to be "hot spots" for criminal activity.
- As of March 31, security expenditures for the first quarter were \$193,858.

MAINTENANCE

- The BID continues to pick up abandoned items and homeless individuals continue to use the expanded CCEA "Check in Center" to store their personal property. In June 2012 at the request of the Mayor's office, CCEA expanded its operation by 500 additional bins, now bringing the total to 1,100 bins. The City is funding the expansion through the Los Angeles Homeless Services Authority (LAHSA).

In March, CCEA enhanced the Check In Center (CIC) program by providing a new software program designed especially for the CIC that will create a

paperless method of information retention and will help staff more efficiently monitor and track use of bins using this custom-built web based system.

On February 26, BID staff provided a tour of the CIC to students from New Community Jewish High School in the San Fernando Valley. Approximately 50 students were greeted by LAPD Officer Chris Jarvis, Industrial District BID Public Safety Officers, BID Board Vice-Chair Mark Shinbane and CCEA Executive Director Estela Lopez. Lopez provided background on the facility and its recent expansion, as well as the perils of homelessness on Skid Row.

On March 24, Lopez provided a tour of the CIC to the staff of Councilman Richard Alarcon. They want to replicate a similar facility in his Council district.

- During the 1st quarter, BID maintenance and public safety personnel continued to support the City's Operation Healthy Streets by notifying all businesses in the area of street closures and detours in advance. The BID provides City sanitation personnel with district "hot spots" for intensive cleaning. The BID continues to pressure wash the District daily. A block-by-block description of our pressure washing services is posted on the BID's website.
- For the second consecutive year, the BID trimmed trees in the district. This year, over 75 trees were trimmed between Olympic Bl. on the south and Third St. on the north. This will make it easier for the streetlights to illuminate sidewalks and the neatly trimmed trees will help beatify the District.
- During the 1st quarter a total of 13,121 bags of trash (197 tons) were collected in the Industrial District; 649 illegal dumping/bulky items were removed; 99 instances of graffiti were removed; 170 blocks were weeded.
- As of March 31, maintenance expenditures for the first quarter were \$89,417.

ECONOMIC DEVELOPMENT AND COMMUNICATIONS

- The webmaster for the Downtown Industrial BID's website continues updating general information as well as uploads newsletters, adding links etc. Throughout the 1st quarter, Whaley provided social media posts regarding events, activities, and important news relating to the District.
- Whaley has implemented a consistent distribution of electronic announcements for district news. In addition to the quarterly newsletter eblast, Whaley sends weekly "announcements" to stakeholders about notable happenings, events, openings and alerts affecting the Industrial District.
- This quarter, the BID led the way for a broader dialogue among the Industrial, Arts and Little Tokyo communities regarding a proposed community design overlay zone (CDO). Lopez and Whaley attended the Little Tokyo CDO Public Hearing on March 20. Lopez testified on record against the CDO being approved, particularly with the Industrial District properties included, without further outreach into the community. Lopez and Whaley attended the Little Tokyo CDO Committee meeting on March 11. This meeting was initiated by the Industrial District BID, with the intention of getting the Industrial District, Arts District and Little Tokyo communities to hopefully seek a compromise. These efforts are still ongoing.
- On January 28 Lopez participated in the California Downtown Association (CDA) Board meeting in San Diego, of which she is a member of the Board. The CDA brings together BID representatives from throughout California. Its purpose is to exchange information pertinent to business districts and to formulate solutions to mutually shared problems.
- As of March 31, economic development and communications expenditures for the first quarter were \$30,135.

ADMINISTRATIVE

- The CCEA Board of Directors, which oversees the Downtown Industrial District BID, met on January 22 and unanimously approved the 2013 Annual Planning report for DID that outlines the activities and expenses for the year and is ultimately approved by City Council.
- Lopez attends the Los Angeles Central Providers Collaborative (LACPC) on a monthly basis. This is the umbrella organization for social service providers in the skid row area. She is asked to report on BID services and any policy issues potentially affecting skid row. The meetings this quarter took place on January 10, February 14 and March 14.
- On January 17, students from Whittier College visited BID offices to learn about Skid Row and the Downtown Industrial District. This is an annual visit. Lopez and Whaley spoke with approximately 60 students in Professor Howard's "Workshop in Urban Studies" and answered questions on the challenges and successes of the district.
- LA DID staff met twice this quarter with city officials regarding *Lavan v. City of Los Angeles*, a case that asks that city policy be enacted to provide greater public amenities for homeless individuals and that the homeless be allowed to keep some limited number of personal possessions with them on the sidewalks. Discussions are ongoing.
- Lopez and Managing Director, Jessica Whaley, attended the January 31, February 28 and March 28 meeting of the LA BID Consortium.
- BID staff, Directors and legal counsel attended the City Clerk's Best Practices Seminar March 13.
- On March 27, Lopez and Whaley attended a special meeting with Councilman Huizar for all downtown BIDs. Huizar and his staff are seeking a more consistent dialogue with the downtown BIDs.

- Lopez and Whaley organized a “Meet and Greet” for new downtown Congressman Xavier Becerra on January 31. All downtown BIDs were invited. Becerra recently took over downtown as part of his district.
- As of March 31, administrative expenditures for the first quarter were \$55,049.

July 31, 2013

To: Rick Scott
Special Assessment Unit
Office of the Los Angeles City Clerk

From: Estela Lopez
Executive Director
Central City East Association

Subject: Downtown Industrial District Second Quarter Report
April 1 to June 30, 2013

As required under Agreement #C-106409 with the City of Los Angeles, I am submitting our 2013 First Quarter Report summarizing key activities of the Downtown Industrial District BID.

PUBLIC SAFETY

- BID Staff continues to attend Community Police Advisory Board meetings, LAPD Basic Car meetings, LAPD Crime Control meetings, as well as monthly meetings for pertinent community groups and government agencies.
- Executive Director Lopez and Managing Director Whaley attended the Downtown Neighborhood Council (DLANC) meeting on April 9. Jane Usher, City Attorney, updated the group on *Lavan v City of Los Angeles*, a case that asks that city policy be enacted to provide greater public amenities for homeless individuals and that the homeless be allowed to keep some limited number of personal possessions with them on the sidewalks. Discussions are ongoing.

- The BID's public safety team continued to serve the community in a variety of ways. Here are examples:
 - On May 31, Maintenance crewmember encountered an individual injured on the sidewalk at 5th and Crocker Street. Arnett immediately contacted Industrial Security officers. The first officer to arrive on scene and observed the victim on the sidewalk with a severe stab injury to his face. The BID officer obtained a description of the suspect from witnesses at the scene and immediately recognized the suspect. BID officers searched the surrounding area for the suspect and observed a suspect matching the description in the area of 3rd and Alameda Streets. The suspect attempted to run away, but officers followed the suspect, who then entered a parking structure at 333 S. Alameda Street. The suspect was detained by BID officers without incident. LAPD arrived and transported the suspect, who was booked for attempted murder.
 - On June 5, Industrial Maintenance Supervisor observed shattered glass next to vehicles parked at 1216 Industrial Street and requested Security Officers to respond to investigate the break-in. Several BID officers were involved in the investigation of the incident, including viewing videotape from a camera in the vicinity. Officers observed a suspect matching the description walking westbound on 6th Street from Central Avenue and contacted LAPD and advised of the burglary suspect's location. The suspect was identified and LAPD recovered a car stereo and speakers from the suspect's bag. The suspect was arrested for burglary from motor vehicle, and transported to LAPD Central Division for booking.
- BID staff continued to document streetlight outages throughout the District. Lack of safe lighting continues to be a common concern among the stakeholders. The darkness creates public safety risks for employers and employees of the district, as well as LAPD and BID officers. BID

continues to make it a priority to alert the necessary City departments when lights are out or need increased wattage by providing a detailed list of the outages to both the Bureau of Street Lighting and the LADWP on a monthly basis. BID staff continually encourage property/business owners to participate in the LADWP's Outdoor Area Lighting program (OAL).

- Staff continued to utilize the BID computerized mapping system to effectively visualize critical public safety information on the district's map, on which hazardous incident trends are identified, and potential problems are mitigated at the earliest possible stage, all of which provides a cleaner and safer environment, thus improving business in the district.
- BID public safety officers handled 6,416 calls for service/responses, and provided 441 extra patrols. Some of the calls for service/responses include drug activity, drinking in public, fights, loitering, illegal dumping, and trespassing. Extra patrols involve increased patrol in areas of the District considered to be "hot spots" for criminal activity.
- As of June 30, security expenditures for the second quarter were \$242,852.

MAINTENANCE

- The BID continues to pick up abandoned items and homeless individuals continue to use the expanded CCEA "Check in Center" to store their personal property. In June 2012 at the request of the Mayor's office, CCEA expanded its operation by 500 additional bins, now bringing the total to 1,100 bins. The City is funding the expansion through the Los Angeles Homeless Services Authority (LAHSA).

In March, CCEA enhanced the Check In Center (CIC) program by providing a new software program designed especially for the CIC that will

create a paperless method of information retention and will help staff more efficiently monitor and track use of bins using this custom-built web based system.

On June 4, Managing Director Whaley and Director of Operations Camarillo met with Chrysalis Enterprises, to discuss how to streamline CIC efficiencies and management. Implementation of a new management plan and staff increases, including a new supervisor, will occur once funding is secured.

The Check-In Center's expansion last year has exceeded expectations. At any given time, there are between 800-900 bags of property stored in the Center's 90-day hold area. This helps achieve the objective of providing homeless individuals a secure alternative to keeping their property on public sidewalks. But it has placed a strain on existing BID resources to staff and maintain the CIC. The BID is working with the City and LAHSA to identify additional resources to address these workload issues.

- During the 2nd quarter, BID maintenance and public safety personnel continued to support the City's Operation Healthy Streets by notifying all businesses in the area of street closures and detours in advance. The BID provides City sanitation personnel with district "hot spots" for intensive cleaning. The BID continues to pressure wash the District daily. A block-by-block description of our pressure washing services is posted on the BID's website.
- During the 2nd quarter a total of 13,469 bags of trash (202 tons) were collected in the Industrial District; 463 illegal dumping/bulky items were removed; 133 instances of graffiti were removed; 222 blocks were weeded.

- As of June 30, maintenance expenditures for the second quarter were \$147,302

ECONOMIC DEVELOPMENT AND COMMUNICATIONS

- The webmaster for the Downtown Industrial BID's website continues updating general information as well as uploads newsletters, adding links etc. Throughout the 2nd quarter, Whaley provided social media posts regarding events, activities, and important news relating to the District.
- Whaley continues a consistent distribution of electronic announcements for district news. In addition to the quarterly newsletter eblast, Whaley sends weekly "announcements" to stakeholders about notable happenings, events, openings and alerts affecting the Industrial District.
- This quarter, the BID continued in dialogue with Little Tokyo community representatives regarding a proposed community design overlay zone (CDO). Lopez and Whaley attended the Little Tokyo CDO Committee meeting on April 4. This meeting was initiated by the Industrial District BID, with the intention of seeking compromise on boundaries affecting the Industrial District, Arts District and Little Tokyo communities. These efforts are still ongoing.
- On April 29, Lopez participated in the California Downtown Association (CDA) quarterly Board meeting in Sacramento. She is a member of the CDA Board. The CDA brings together BID representatives from throughout California. Its purpose is to exchange information pertinent to business districts and to formulate solutions to mutually shared problems. Lopez also participated in meetings April 23 and June 5 as a member of CDA's newly created task force on special vs. general benefits. This is an effort to establish a "best practices" model for BIDs throughout California on this important issue.

- On April 17, Lopez and Whaley attended a reception at Inner-City Arts honoring Mayor Antonio Villaraigosa and his commitment to arts education.
- On May 2, Whaley attended the Downtown Hospitality Forum. Organized by LAPD Central Area; the meeting provided the opportunity for open dialogue concerning noise, public safety, zoning, conditional use permits and the City permitting process. Participants included LAPD Vice officers, representatives from the City Attorney's office, representatives from CD-14, CD-9 and CD-1, representatives from ABC, restaurant and/or bar owners/operators, event planners, nightclubs, and BID representatives.
- On May 2, Whaley attended a public presentation on the Union Station Master Plan proposal. Also on May 2, BID staff attended a public meeting on the planning proposals for the 6th Street Viaduct. Reports on both meetings were made available to stakeholders. Both issues will have a significant impact on BID-area property and business owners.
- On June 6, Lopez and Whaley attended the grand opening of Los Angeles fashion brands *Splendid* and Ella Moss at their new corporate headquarters at Alameda Square. Councilman Jose Huizar and Alameda Square CEO Marty Caverly praised the BID for its contribution to maintaining the district a viable destination for light manufacturing.
- On June 6, Lopez and Whaley attended the grand opening of X-Lanes at Little Tokyo Galleria. Lopez spoke on behalf of the BID and praised the Galleria for its investment in the district and for providing new and unique entertainment and dining destinations within the complex.
- On June 18, Lopez and Whaley attended a City Council reception honoring Councilmember Jan Perry in recognition of her 12 years of service to CD-9 and the City of Los Angeles. DID BID board members were selected to be among those giving tributes to Ms. Perry for her commitment and dedication to Central City East.

- On June 25, Lopez joined real estate developers, brokers, community and business leaders on a panel for the third annual *Evolution of Downtown* event. This event provided an opportunity for people to hear from the key individuals working behind the scenes reshaping the landscape of downtown LA.
- As of June 30, economic development and communications expenditures for the second quarter were \$ 34,984.

ADMINISTRATIVE

- The CCEA Board of Directors, which oversees the Downtown Industrial District BID, met on May 17 and conducted the annual assessment review for DID. The board directed staff to explore greater efficiencies in the budget and set a May 23 meeting of the Finance Committee to consider and make the final recommendation. On May 23, the Finance Committee unanimously approved a 2% assessment increase for 2014.
- Lopez attends the Los Angeles Central Providers Collaborative (LACPC) on a monthly basis. This is the umbrella organization for social service providers in the skid row area. She is asked to report on BID services and any policy issues potentially affecting skid row. The meetings this quarter took place on April 11, May 9 and June 13.
- On April 3, Lopez and Whaley, attended the *Downtown* BID Consortium meeting.
- Lopez and Whaley, attended the April 25, May 30 and June 27 meeting of the *Los Angeles* BID Consortium.
- Throughout the quarter, Lopez responded to multiple requests from print and electronic media on issues concerning the sanitation and safety on skid row, and its impact on the property and business owners in the BID. One example was a 30-minute live interview on KCRW radio's "Airtalk" program.

- As of June 30, administrative expenditures for the second quarter were \$ 59,879.

October 31, 2013

To: Rick Scott
Special Assessment Unit
Office of the Los Angeles City Clerk

From: Estela Lopez
Executive Director
Central City East Association

Subject: Downtown Industrial District Third Quarter Report
July 1 to September 30, 2013

As required under Agreement #C-106409 with the City of Los Angeles,
I am submitting our 2013 Third Quarter Report summarizing key
activities of the Downtown Industrial District BID.

PUBLIC SAFETY

- BID Staff continues to attend Community Police Advisory Board meetings, LAPD Basic Car meetings, LAPD Crime Control meetings, as well as monthly meetings for pertinent community groups and government agencies.
- The BID's public safety team continued to serve the community in a variety of ways. Here are examples:
 - On September 10, a merchant from 1107 E. 8th Street, advised CCEA dispatch that he recognized the suspect who committed a theft at his place of business. BID Officers responded to the location and observed the suspect. The suspect began to run and officers followed the suspect. The suspect was detained. LAPD

responded and the suspect was positively identified by the merchant. The suspect was transported and booked for burglary.

- On October 2, BID Officers conducted extra patrols of 6th Street, due to numerous copper wire thefts in the area. BID Officers then observed a suspect loitering around the light pole. Officers stopped to investigate and noticed the suspect attempting to take the copper wire from the light pole. The suspect was interviewed, and identified. LAPD was notified and responded. The suspect was warned and released and his information forwarded to detectives. BID Officers were commended for the outstanding observation skills, preventing the theft of copper wire.
- BID staff continued to document streetlight outages throughout the District. Lack of safe lighting continues to be a common concern among the stakeholders. The darkness creates public safety risks for employers and employees of the district, as well as LAPD and BID officers. BID continues to make it a priority to alert the necessary City departments when lights are out or need increased wattage by providing a detailed list of the outages to both the Bureau of Street Lighting and the LADWP on a monthly basis. BID staff continually encourage property/business owners to participate in the LADWP's Outdoor Area Lighting program (OAL).
- Staff continued to utilize the BID computerized mapping system to effectively visualize critical public safety information on the district's map, on which hazardous incident trends are identified, and potential problems are mitigated at the earliest possible stage, all of which provides a cleaner and safer environment, thus improving business in the district.
- BID public safety officers handled 5,021 calls for service/responses, and provided 276 extra patrols. Some of the calls for service/responses

include drug activity, drinking in public, fights, loitering, illegal dumping, and trespassing. Extra patrols involve increased patrol in areas of the District considered to be “hot spots” for criminal activity, in particular copper wire theft.

- As of September 30, security expenditures for the third quarter were \$228,177.

MAINTENANCE

- Homeless individuals continue to use the expanded CCEA “Check in Center” to store their personal property. In June 2012 at the request of the Mayor’s office, CCEA expanded its operation by 500 additional bins, now bringing the total to 1,100 bins. The City is funding the expansion through the Los Angeles Homeless Services Authority (LAHSA).

In March, CCEA enhanced the Check In Center (CIC) program by providing a new software program designed especially for the CIC that will create a paperless method of information retention and will help staff more efficiently monitor and track use of bins using this custom-built web based system.

The Check-In Center’s expansion last year has exceeded expectations. At any given time, there are between 800-900 bags of property stored in the Center’s 90-day hold area. This helps achieve the objective of providing homeless individuals a secure alternative to keeping their property on public sidewalks. But it has placed a strain on existing BID resources to staff and maintain the CIC. The BID is working with the City and LAHSA to identify additional resources to address these workload issues.

Managing Director Whaley and Director of Operations Camarillo continue to meet with Chrysalis Enterprises, to discuss how to streamline and maintain CIC efficiencies and management. Implementation of a new management plan and staff increases, including a new supervisor, will occur once funding is secured.

During the 3rd quarter, Lopez and Camarillo attended meetings of both the LAHSA Contracts and Grants Committee (July 18 and August 18), as well as the LAHSA Commission (August 23) in order to testify in support of the continued funding of the CIC operations.

- July 18, Lopez met with Kevin Murray, new CEO of Weingart Center, to discuss Weingart's job training efforts, as well as discuss how DID personnel and Weingart could be helpful partners on the issues of homeless personal possessions on the streets.
- August 28, Lopez, Camarillo, Deputy Director of Operations Faustino and Whaley attended a meeting with Department of Sanitation to discuss how to address hazardous waste on the public sidewalks. CCEA has considered funding a Department of Sanitation Environmental Quality "expert" to focus solely on Skid Row, working each day to identify and dispose of public safety hazard waste. Discussions are ongoing.
- During the 3rd quarter, BID maintenance and public safety personnel continued to support the City's Operation Healthy Streets by notifying all businesses in the area of street closures and detours in advance. The BID provides City sanitation personnel with district "hot spots" for intensive cleaning. The BID continues to pressure wash the District daily. A block-by-block description of our pressure washing services is posted on the BID's website.

- During the 3rd quarter a total of 13,966 bags of trash (209 tons) were collected in the Industrial District; 433 illegal dumping/bulky items were removed; 84 instances of graffiti were removed; 263 blocks were weeded.
- As of September 30, maintenance expenditures for the third quarter were \$111,823

ECONOMIC DEVELOPMENT AND COMMUNICATIONS

- The webmaster for the Downtown Industrial BID's website continues updating general information as well as uploads newsletters, adding links etc. Throughout the 3rd quarter, Whaley provided social media posts regarding events, activities, and important news relating to the District.
- Whaley continues a consistent distribution of electronic announcements for district news. In addition to the quarterly newsletter eblast, Whaley sends weekly "announcements" to stakeholders about notable happenings, events, openings and alerts affecting the Industrial District.
- On August 8th, Lopez and Whaley attended the City Planning Commission hearing on the Little Tokyo Community Design Overlay Zone (CDO) to protest the expansion of the proposed CDO boundaries south of 3rd Street. The City Planning Commission voted to send the CDO to the PLUM Committee of City Council, where Lopez will attend in protest if a compromise is not reached between the Little Tokyo and Industrial District communities.
- Lopez participated in the California Downtown Association (CDA) quarterly Board meeting. She is a member of the CDA Board. The CDA brings together BID representatives from throughout California. Its purpose is to exchange information pertinent to business districts and to formulate solutions to mutually shared problems. Lopez is a member of CDA's newly created task force on special vs. general benefits. This is an effort

to establish a “best practices” model for BIDs throughout California on this important issue.

- On September 5, Whaley attended the Downtown Hospitality Forum. Organized by LAPD Central Area; the meeting provided the opportunity for open dialogue concerning noise, public safety, zoning, conditional use permits and the City permitting process. Participants included LAPD Vice officers, representatives from the City Attorney’s office, representatives from CD-14, CD-9 and CD-1, representatives from ABC, restaurant and/or bar owners/operators, event planners, nightclubs, and BID representatives.
- On August 1, Lopez attended a public presentation on the Union Station Master Plan. Also this quarter, Lopez met with officials at METRO on August 27 to propose a bus/shuttle link from Union Station to 7th & Alameda in the Industrial District. The District is without the benefits of transportation enhancements that have been introduced into other areas of Downtown. Yet, the demands of this employment hub continue to evolve. As new investment begins to spillover from the Arts District, the Industrial District must be prepared with public transportation options that it does not currently offer to potential new businesses. Lopez subsequently held discussions with representatives of CD 14 and the Department of Transportation regarding this issue. Discussions are ongoing.
- On September 3, Lopez met with Glyn Milburn, of the Mayor’s Office of Economic Development. On September 16, Whaley met with Billy Chun, Associate Director, Mayor’s Office of Business and Economic Development. Both meetings focused on how the BID and new mayoral administration can work together to leverage partnerships and resources to foster growth, create jobs and improve the quality of life in Industrial District.

- As of September 30, economic development and communications expenditures for the third quarter were \$ 70,964.

ADMINISTRATIVE

- The CCEA Board of Directors, which oversees the Downtown Industrial District BID, held its quarterly Board meeting on August 6.
- On September 26, CCEA hosted its Annual Meeting at Inner City Arts. CCEA provided a report of accomplishments and statistical data for October 2012 to August 2013, as well as goals and objectives moving forward. LAPD Deputy Chief Central Bureau Jose Perez, LAPD Central Area Captain Oreb, LAPD Central Area Patrol Captain McMahon, Central Division Senior Lead Officer Jarvis and Newton Area Captain Prokop provided public safety updates. Alfred Mata, Bureau of Engineering, provided a presentation on the 6th Street Viaduct Replacement project. Attendees included representatives from the Mayor's Office of Economic Development, CD14 representatives, stakeholders throughout the District, Board members, and City Clerk staff.
- On September 26, members from citywide BIDs met with Council members and their staffs at their City Hall and Field offices. Lopez met with Council President Herb Wesson and Curran Price. Whaley met with Councilmember Mitch O'Farrell of CD-13. The purpose of the meetings was to connect Council Office staff with BID staff and to discuss issues that affect BIDs citywide, as well as those affecting specific BIDs.
- On July 10, Lopez participated in PLAN: ReCode Committee to discuss zoning issues for downtown Los Angeles and recommendations for the update to the new zoning code.
- Lopez attends the Los Angeles Central Providers Collaborative (LACPC) on a monthly basis. This is the umbrella organization for social service providers in the skid row area. She is asked to report on BID services and

any policy issues potentially affecting skid row. The meetings this quarter took place on July 11 and August 8.

- Lopez and Whaley attended the July 25 and September 26 meeting of the *Los Angeles* BID Consortium.
- As of September 30, administrative expenditures for the third quarter were \$50,002.

December 31, 2013

To: Rick Scott
Special Assessment Unit
Office of the Los Angeles City Clerk

From: Estela Lopez
Executive Director
Central City East Association

Subject: Downtown Industrial District Fourth Quarter Report
October 1 to December 31, 2013

As required under Agreement #C-106409 with the City of Los Angeles, I am submitting our 2013 Fourth Quarter Report summarizing key activities of the Downtown Industrial District BID.

PUBLIC SAFETY

- BID Staff continues to attend Community Police Advisory Board meetings, LAPD Basic Car meetings, LAPD Crime Control meetings, as well as monthly meetings for pertinent community groups and government agencies.
- The BID's public safety team continued to serve the community in a variety of ways. Here is an example:
 - On December 13, a BID Public Safety Officer was on routine bicycle patrol and observed an individual holding a broom. As the BID Officer approached, he observed three individuals flanking the lone individual and shouting racial slurs. A crowd of 20-25 people gathered around and some began attacking the lone individual.

The BID Officer radioed for help from fellow BID officers, and BID Dispatch contacted LAPD. While waiting for backup to arrive, the BID Officer guarded the victim to provide safety, as the crowd continued to advance on both of them. In fear for his safety, the victim fled from the location on foot and the angry crowd followed him. More BID Officers arrived and engaged the crowd as they caught up to the victim and began to beat him. BID officers forced their way into the crowd to assist the battered victim and pushed the victim into a business for protection. BID officers immediately formed a physical line between the advancing crowd and the victim, who was taking shelter inside the business. BID Officers flagged down a passing LAPD unit and almost immediately the crowd began to disperse. LAFD responded and treated the victim for his injuries. BID Public Safety officers worked together as a unified force to protect this one individual and are commended for their attention to duty, quick response and outstanding team work.

- The BID area has been experiencing a significant increase in the population of unsheltered persons living on the sidewalks. This population is once again accumulating property and in many instances blocking business frontages and extending their encampments the width of entire sidewalks. The BID spoke regularly with the City Attorney's office this quarter. The City Attorney is in settlement negotiations on Lavan vs. City of LA, a case involving the City's responsibilities toward homeless persons' possessions. A federal court injunction issued in October, 2011 stemming from the Lavan case remains in effect. The BID has served as a conduit of information for business owners who are impacted by the growing unsanitary conditions on the streets within the BID.

- BID staff continued to document streetlight outages throughout the District. Lack of safe lighting continues to be a common concern among the stakeholders. The darkness creates public safety risks for employers and employees of the district, as well as LAPD and BID officers. BID continues to make it a priority to alert the necessary City departments when lights are out or need increased wattage by providing a detailed list of the outages to both the Bureau of Street Lighting and the LADWP on a monthly basis. BID staff continually encourage property/business owners to participate in the LADWP's Outdoor Area Lighting program (OAL).

- Staff continued to utilize the BID computerized mapping system to effectively visualize critical public safety information on the district's map, on which hazardous incident trends are identified, and potential problems are mitigated at the earliest possible stage, all of which provides a cleaner and safer environment, thus improving business in the district.

- BID public safety officers handled 4,881 calls for service/responses, and provided 341 extra patrols. Some of the calls for service/responses include drug activity, drinking in public, fights, loitering, illegal dumping, and trespassing. Extra patrols involve increased patrol in areas of the District considered to be "hot spots" for criminal activity, in particular copper wire theft.

- As of December 31, security expenditures for the fourth quarter were \$274,647.

MAINTENANCE

- CCEA's "Check in Center" continues to serve 1100 homeless individuals on a daily basis, providing them with a safe and clean location to store their personal property. The Check-In Center's expansion last year exceeded expectations. This helps achieve the objective of providing

homeless individuals a secure alternative to keeping their property on public sidewalks. The BID is working with the City and LAHSA to identify additional resources to address these workload issues.

Director of Operations Camarillo continues to meet with Chrysalis Enterprises, from whom the BID hires the personnel to work at the CIC, to discuss how to streamline and maintain efficiencies and management. Implementation of a new management plan and staff increases, including a new supervisor, will occur once funding is secured.

- During the 4th quarter, BID maintenance and public safety personnel continued to support the City's Operation Healthy Streets quarterly clean-ups by notifying all businesses in the area of street closures and detours in advance. The BID provides City sanitation personnel with district "hot spots" for intensive cleaning. The BID continues to pressure wash the District daily. A block-by-block description of our pressure washing services is posted on the BID's website.
- During the 4th quarter a total of 16,255 bags of trash (243 tons) were collected in the Industrial District; 471 illegal dumping/bulky items were removed; 101 instances of graffiti were removed; 120 blocks were weeded.
- As of December 31, maintenance expenditures for the fourth quarter were \$199,438.

ECONOMIC DEVELOPMENT AND COMMUNICATIONS

- The webmaster for the Downtown Industrial BID's website continues updating general information as well as uploads newsletters, adding links etc. Throughout the 4th quarter, Whaley provided social media posts regarding events, activities, and important news relating to the District.

- On October 15, Whaley attended the Union Station Master Plan Community Advisory Council to hear updates from the Metro Board of Directors workshop, as well a presentation on the upcoming board recommendation and an introduction to Union Station Linkages Project.
- November 7, Lopez attended the Chief Administrative Officer's Street & Transportation Projects Oversight Committee. The agenda included consideration of funding to preserve the Alameda St. Reconstruction Project that was funded through a commitment of MTA grant dollars and CRA local match totaling \$7 million. With the dissolution of the CRA, the City is considering options including delaying the project entirely thereby and the MTA grant. Lopez testified regarding the valuable gateway that Alameda represents for the Industrial District, and the frustration of local businesses if the project were delayed. Alameda has a long history of being in substandard condition for the amount of truck and vehicular traffic that use it on a daily basis. The Committee agreed to continue to study the financing options required to keep the project moving forward.
- On November 14, Lopez participated in the California Downtown Association (CDA) quarterly Board meeting. She is a member of the CDA Board. The CDA brings together BID representatives from throughout California. Its purpose is to exchange information pertinent to business districts and to formulate solutions to mutually shared problems. Lopez is a member of CDA's newly created task force on special vs. general benefits. This is an effort to establish a "best practices" model for BIDs throughout California on this important issue.
- On December 17th, Lopez attended the City Council Planning and Land Use Committee public hearing on the Little Tokyo Community Design Overlay Zone (CDO) to protest the expansion of the proposed CDO boundaries south of 3rd Street. This was the most recent in a more than three-year effort by the BID to keep industrially zoned parcels located outside the Little Tokyo community borders from being included in the

CDO. The Committee heard testimony from four of the five affected industrial owners, and voted to allow all BID industrial owners on the south side of Third St. to be carved out of the boundaries, while still allowing two religious sites important to the Little Tokyo community to be included in the CDO. City Planning staff will now amend the proposal based on the committee's recommendation. It's anticipated that the matter will be brought back to the committee for final review and public discussion in February. The matter then moves to the full City Council for adoption.

- As of December 31, economic development and communications expenditures for the fourth quarter were \$ 51,421.

ADMINISTRATIVE

- The CCEA Finance Committee held a meeting to discuss the 2014 Budget on November 1. The CCEA Board of Directors, which oversees the Downtown Industrial District BID, held its quarterly Board meeting on November 5 and approved the 2014 Budget.
- On October 8, Whaley attended the City Council Economic Development Committee where the Committee approved the DID Annual Planning Report, which was subsequently approved by City Council on October 15th.
- Lopez attends the Los Angeles Central Providers Collaborative (LACPC) on a monthly basis. This is the umbrella organization for social service providers in the skid row area. She is asked to report on BID services and any policy issues potentially affecting skid row. On November 7, there was a special meeting held of the LACPC, where Congressman Becerra met with the Collaborative and asked how he can help with their issues at the federal level.
- On November 8, the BID hosted a delegation of elected officials, City government and economic development professionals from Salt Lake City

to discuss the BID's efforts to address the issues involving the impact of homelessness in our district. On November 15, the BID hosted students from the Chadwick School in Palos Verdes for a session on the concentration of homelessness in skid row.

- On November 13, Lopez and Whaley participated in an online seminar focused on BID renewal "best practices" conducted by the International Downtown Association.
- On November 15, Lopez attended a reception for the US Trade Ambassador, hosted by Congressman Becerra. The invitation was extended to the BID to bring businesses from our area who are involved in international trade. Larry Rauch, BID Chairman, and Charlie Woo, BID Chairman Emeritus, both attended.
- Lopez and Whaley attended the October 31 and November 21 meeting of the Los Angeles BID Consortium.
- As of December 31, administrative expenditures for the fourth quarter were \$77,735.

Los Angeles Downtown Industrial District

Annual Limits & Year-To-Date Totals Quarter Ending December 31, 2013

BUDGET LINE ITEM	ANNUAL BUDGET	REVENUE TO DATE	AMOUNT THIS QTR	EXPENSES YEAR-TO-DATE	PROJECTED SPENDING FOR REMAINDER OF THE YEAR	EXPLANATION OF VARIANCE
ASSESSMENT INCOME	1,967,064	1,873,262	-	-		Includes assessment refund of \$15,042
City Fees	40,341		-	39,805		
Contingency	161,024		35,000	77,812		Legal fees incurred due to unforeseen circumstances
Administration	200,190		77,735	242,665		Increase due to overhead costs previously shared by Arts District BID
Security	946,777		274,647	939,534		Includes year-end accrual
Maintenance	507,261		199,438	547,981		LAHSA reimbursement of \$34,448 due for CIC
ED&C/Marketing	160,100		51,421	187,504		Increase due to costs previously shared by Arts District BID
TOTAL EXPENSES	2,015,693	-	638,241	2,035,300		

Other income (not included above):

DWP Grant	5,000
Prior Year(s) Assessment Income Received	31,915
Assessment Penalties	55,034
Interest-LA City	1,659
Dividend Income	50
Total other income as of December 31, 2013	93,659

